

SCALE: 1"=60'
1"=200'
1"=30'

TRACT NO. 44649-01

SHEET 1 OF 5 SHEETS

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

BEING A SUBDIVISION OF PORTIONS OF LOTS 40 TO 45 INCLUSIVE, PORTIONS OF LOTS 52 TO 54 INCLUSIVE OF TRACT NO. 6357, AS PER MAP RECORDED IN BOOK 139 PAGES 37 AND 38 OF MAPS, AND PORTIONS OF LOT 1006 OF TRACT NO. 1000, SHEETS 20 AND 21, AS PER MAP RECORDED IN BOOK 19 PAGES 1 TO 34 INCLUSIVE OF MAPS, AND PORTIONS OF DE SOTO AVENUE AND ERWIN STREET, VACATED PER RESOLUTION OF THE LOS ANGELES CITY COUNCIL RECORDED JANUARY 23, 1985 AS INSTRUMENT NO. 85-79664 OF OFFICIAL RECORDS, ALL RECORDS OF LOS ANGELES COUNTY.

FILED
93 1957021 1 MIN 4 PM
PAST
12.01
IN BOOK
AT PAGE 1
OF MAPS
LOS ANGELES COUNTY, CA
Registrar/Recorder/County Clerk
B. ZITA
Deputy
FEE \$ 18.00

OCT 06 1993

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. AND WE HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION. AND WE HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES EASEMENTS FOR PUBLIC UTILITY, DRAINAGE, SANITARY SEWERS, FIRE HYDRANT, WATER METER, AND EMERGENCY ACCESS PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP.

WE ALSO HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES FOREVER, FOR THE USE OF THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, THOSE PERMANENT AND EXCLUSIVE EASEMENTS AND RIGHTS OF WAY, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REMOVAL AND REPLACEMENT, AT ANY TIME AND FROM TIME TO TIME, OF LINES OF PIPE, OF VAULTS, MANHOLES, SERVICE, AND DISTRIBUTION CONNECTIONS AND OF ALL APPENDAGES, STRUCTURES AND EQUIPMENT NECESSARY OR CONVENIENT THERETO, AND FOR THE USE AND OPERATION IN, ON AND OVER THE EASEMENT AREA FOR ITS FULL WIDTH, WITHOUT OBSTRUCTION OR INTERFERENCE OF ANY KIND, OF EVERY SORT AND TYPE OF MACHINERY AND EQUIPMENT NECESSARY OR CONVENIENT FOR SUCH CONSTRUCTION, MAINTENANCE, REMOVAL AND REPLACEMENT, FOR THE PURPOSES OF TRANSPORTING, CONVEYING AND DISTRIBUTING WATER, IN, UNDER, ON, OVER AND ACROSS EACH AND EVERY STRIP OF LAND SHOWN AND DESIGNATED ON SAID MAP AS A WATER LINE EASEMENT. AND NO BUILDING OR OTHER STRUCTURE SHALL EVER BE PLACED, CONSTRUCTED OR MAINTAINED WITHIN ANY SUCH EASEMENT.

THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES SHALL HAVE NO OBLIGATION FOR MAINTENANCE OR REPAIR OF THE SURFACE OF ANY STREET OR THOROUGHFARE IN SUCH WATER LINE EASEMENT, EXCEPT FOR THE REPAIR OR REPLACEMENT OF SURFACING REQUIRED TO BE CUT OR REMOVED BY THE DEPARTMENT FOR THE PURPOSES OF MAINTAINING, REPAIRING, REPLACING, OR REMOVING MAINS OR APPURTENANCES.

WARNER RIDGE PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP.

BY: MORPROP, INC., A DELAWARE CORPORATION

BY: STEPHEN W. JENKS, VICE-PRESIDENT

BY: RIDGE PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP

BY: JONATHAN A. SPOUND, PARTNER BY: KENNETH N. BERN, PARTNER

20TH CENTURY INDUSTRIES, A CALIFORNIA CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 23, 1993 AS INSTRUMENT NO. 93-761850, OFFICIAL RECORDS, AND OPTIONEE UNDER OPTION RECORDED APRIL 23, 1993 AS INSTRUMENT NO. 93-761851, OFFICIAL RECORDS, BOTH RECORDS OF LOS ANGELES COUNTY.

BY: WILLIAM G. CRAIN, VICE PRESIDENT

BY: JOHN R. BOLLINGTON, SECRETARY

TRAVERS REALTY CORPORATION, A CALIFORNIA CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED MARCH 1, 1993 AS INSTRUMENT NO. 93-387279, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

BY: JAMES TRAVERS, PRESIDENT BY: FRANKIE R. TRAVERS, SECRETARY

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 5 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION ON MARCH, 1993; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED; THAT BOTH BOUNDARY AND CENTERLINE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE WITHIN 6 MONTHS AFTER BEING NOTIFIED OF THE DATE OF ACCEPTANCE OF THE STREET IMPROVEMENTS, NOT TO EXCEED 24 MONTHS FOLLOWING THE FILING DATE OF THIS MAP, AND THAT REQUIRED TIE NOTES TO CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN THE TIME LIMITATIONS STATED ABOVE.

Tracie Linn Mesloh

TRACIE LINN MESLOH, PLS 6188
LIC. EXP. DATE: 3-31-94
HENNON AND ASSOCIATES



BASIS OF BEARINGS:

THE BEARING N00°00'07"E OF THE CENTERLINE OF DE SOTO AVENUE AS SHOWN ON THE MAP OF TRACT NO. 30615, AS FILED IN BOOK 790 PAGES 98 TO 100 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

THE SIGNATURE OF THE TITLE INSURANCE COMPANY, A CORPORATION, ITS SUCCESSORS OR ASSIGNS, EASEMENT HOLDER FOR POLE LINES AS DISCLOSED BY DEED RECORDED IN BOOK 6202 PAGE 83 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) 3B OF THE SUBDIVISION MAP ACT SINCE BY REASON OF CHANGED CONDITION, LONG DISUSE, OR LACHES SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE OR VALUE AND SAID SIGNATURE IS IMPOSSIBLE OR IMPRACTICAL TO OBTAIN.

THE SIGNATURE OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR WATER PIPE LINES BY DEED RECORDED FEBRUARY 20, 1917 AS INSTRUMENT NO. 132 OF DEEDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) 3A(I-VIII) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR:

SANITARY SEWERS BY A DEDICATION ON THE MAP OF TRACT NO. 6357 RECORDED IN BOOK 139 PAGES 37 AND 38 OF MAPS, RECORDS OF LOS ANGELES COUNTY

STORM DRAIN BY A DEDICATION ON THE MAP OF TRACT NO. 6357 RECORDED IN BOOK 139 PAGES 37 AND 38 OF MAPS, RECORDS OF LOS ANGELES COUNTY

FLOOD CONTROL BY A DEDICATION ON THE MAP OF TRACT NO. 23938 RECORDED IN BOOK 639 PAGES 67 TO 72 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY

HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) 3A(I-VIII) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURES OF THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES AND THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, EASEMENT HOLDERS FOR DRAINAGE AND DRAINAGE FACILITIES AS RESERVED IN RESOLUTION TO VACATE RECORDED JANUARY 23, 1985 AS INSTRUMENT NO. 85-79664, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) 3A(I-VIII) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITICAL, ITS SUCCESSORS OR ASSIGNS, OWNERS OF INTEREST IN OR RIGHTS TO OIL AND MINERALS BY DEED RECORDED AUGUST 16, 1993 AS INSTRUMENT NO. 93-1589887, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) 3C OF THE SUBDIVISION MAP ACT; SAID SIGNATURE IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

INASMUCH AS THE SIGNATURE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITICAL, EASEMENT HOLDER FOR FLOOD CONTROL PURPOSES BY DEED RECORDED AUGUST 16, 1993 AS INSTRUMENT NO. 93-1589887, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) 3A(I-VIII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

NOTIFICATION OF STREET LIGHTING
MAINTENANCE ASSESSMENTS

NOTICE IS HEREBY GIVEN that assessments may be levied for the costs of maintenance and energy for any street lighting facilities installed with this subdivision. The initial billing may be for a period of up to three years with subsequent billings annually. For further information call the Bureau of Street Lighting

CERTIFICATE OF SPECIAL ASSESSMENT

I HEREBY CERTIFY that according to the records of the City Engineer of the City of Los Angeles none of the lines of lots or parcels of the subdivision shown on this subdivision map will divide any land subject to any special assessment which may be paid in full.

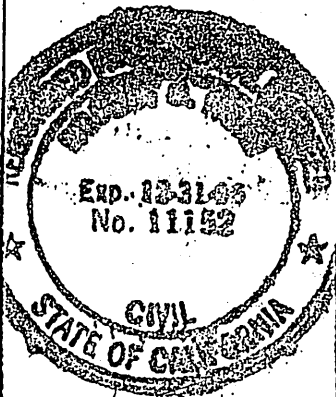
Date SEPTEMBER 21 1993
City Engineer M. G. Crain

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY that I have examined this map and that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Division 2 of Title 18 of the Government Code, State of California, and of all local ordinances applicable and in effect at the time of the approval of the tentative map have been complied with and I am satisfied that this map is technically correct.

Date: Oct. 1, 1993
City Engineer

Robert L. Shaw



CERTIFICATE OF TITLE

I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los Angeles, County of Los Angeles, State of California, a Certificate made by the CONTINENTAL LAWYERS TITLE COMPANY

of said City Order No. 224268, Dated AUGUST 16, 1993, certifying that it appears from the records of said City and County that

WARNER RIDGE PARTNERS, L.P.
20TH CENTURY INDUSTRIES
TRAVERS REALTY CORPORATION

(is) (are) the only persons whose consent is required for the recording of this map by law.

Date: Oct. 1, 1993
City Engineer

Robert L. Shaw

CERTIFICATE OF ACCEPTANCE

I HEREBY CERTIFY that the City Council of the City of Los Angeles approved this map and accepted on behalf of the public all offers of dedication shown hereon unless otherwise rejected, except those marked "Future Street", "Future Alley" or "Future Easement" provided that nothing herein contained shall be construed as an acceptance of any improvements made in or upon any street, alley or easement shown on this map.

Date 5th October 1993
City Clerk
By Julia Demah Deputy

1201/2

SCALE: 1"=200'

TRACT NO. 44649-01

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD
OF SUPERVISORS OF THE COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA
BY [Signature]
DEPUTY
10-6-93

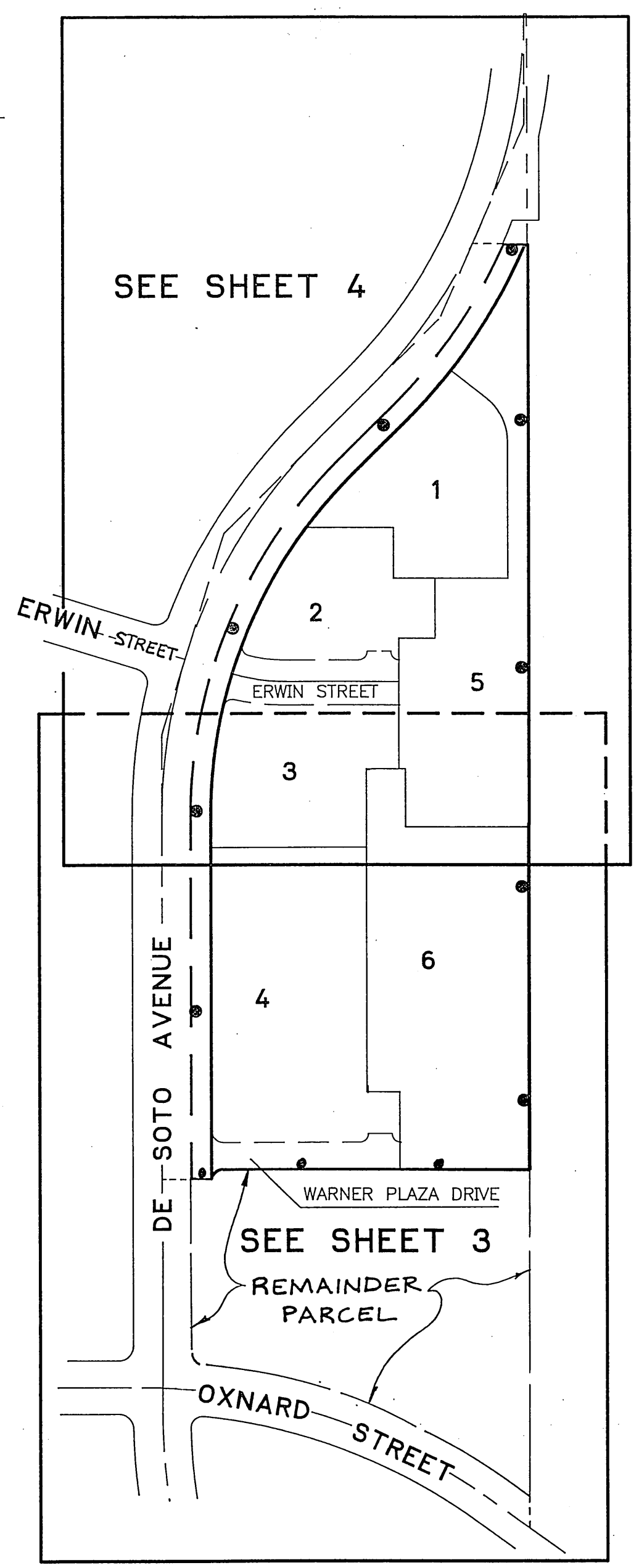
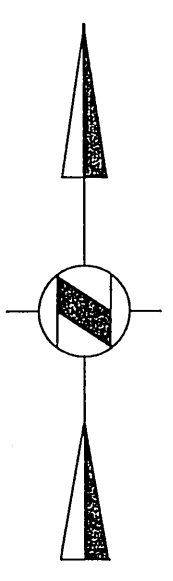


I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF
\$ 254,825.00 HAS BEEN FILED WITH THE
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES
AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE
LAND SHOWN ON MAP OF TRACT NO. /PARCEL MAP NO.
44649-01 AS REQUIRED BY LAW.

EXECUTIVE OFFICER-CLERK OF THE BOARD
OF SUPERVISORS OF THE COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA
BY [Signature]
DEPUTY
10-6-93



SHEET INDEX



STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }
ON JUNE 9, 1993

BEFORE ME SUSIE BONE
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
STEPHEN W. JENKS

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE [Signature]
NAME OF NOTARY SUSIE BONE
COUNTY IN WHICH COMMISSIONED LOS ANGELES
DATE COMMISSION EXPIRES FEB. 27, 1997

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }
ON JUNE 3, 1993

BEFORE ME SUSIE BONE
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
JONATHAN A. SPOUND AND KENNETH N. BERNIS

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE [Signature]
NAME OF NOTARY SUSIE BONE
COUNTY IN WHICH COMMISSIONED LOS ANGELES
DATE COMMISSION EXPIRES FEB. 27, 1997

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }
ON _____

BEFORE ME _____
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
AND

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }
ON JUNE 9, 1993

BEFORE ME NICK E. COATES
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
WILLIAM G. CRAIN AND JOHN R. BOLLINGTON

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE Nick E. Coates
NAME OF NOTARY NICK E. COATES
COUNTY IN WHICH COMMISSIONED LOS ANGELES
DATE COMMISSION EXPIRES 4-19-96

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }
ON June 4, 1993

BEFORE ME Lois Erwin
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
FRANCINE R. TRAVERS AND JAMES TRAVERS

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE Lois Erwin
NAME OF NOTARY LOIS ERWIN
COUNTY IN WHICH COMMISSIONED LOS ANGELES
DATE COMMISSION EXPIRES 12-16-96

LEGEND:
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

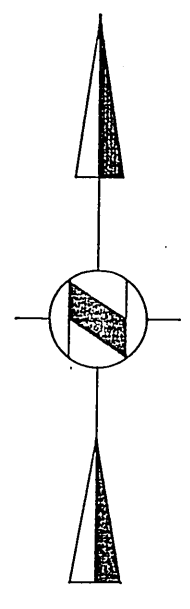
1201/5

SCALE: 1"=30'

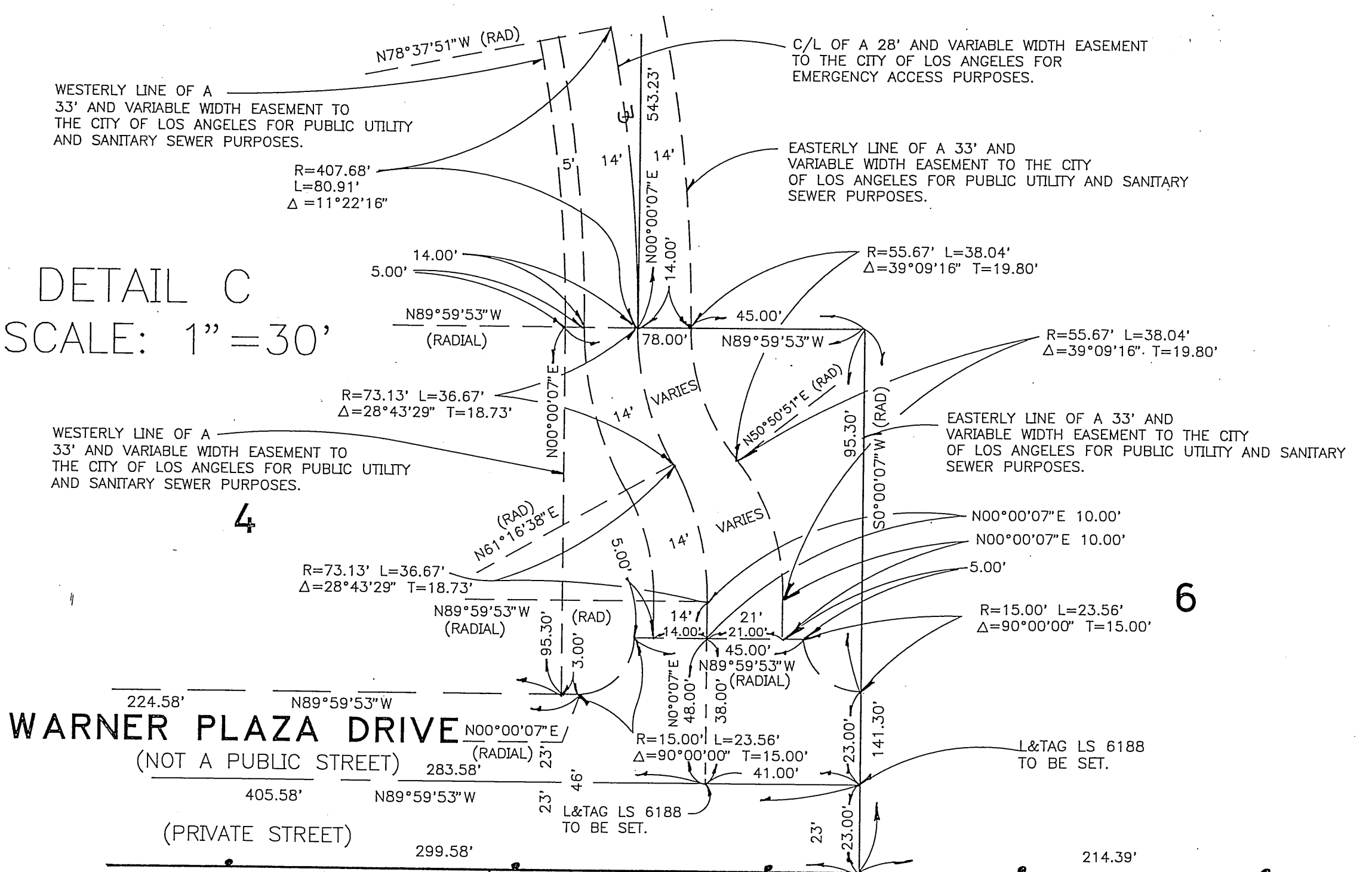
TRACT NO. 44649-01

SHEET 5 OF 5 SHEETS

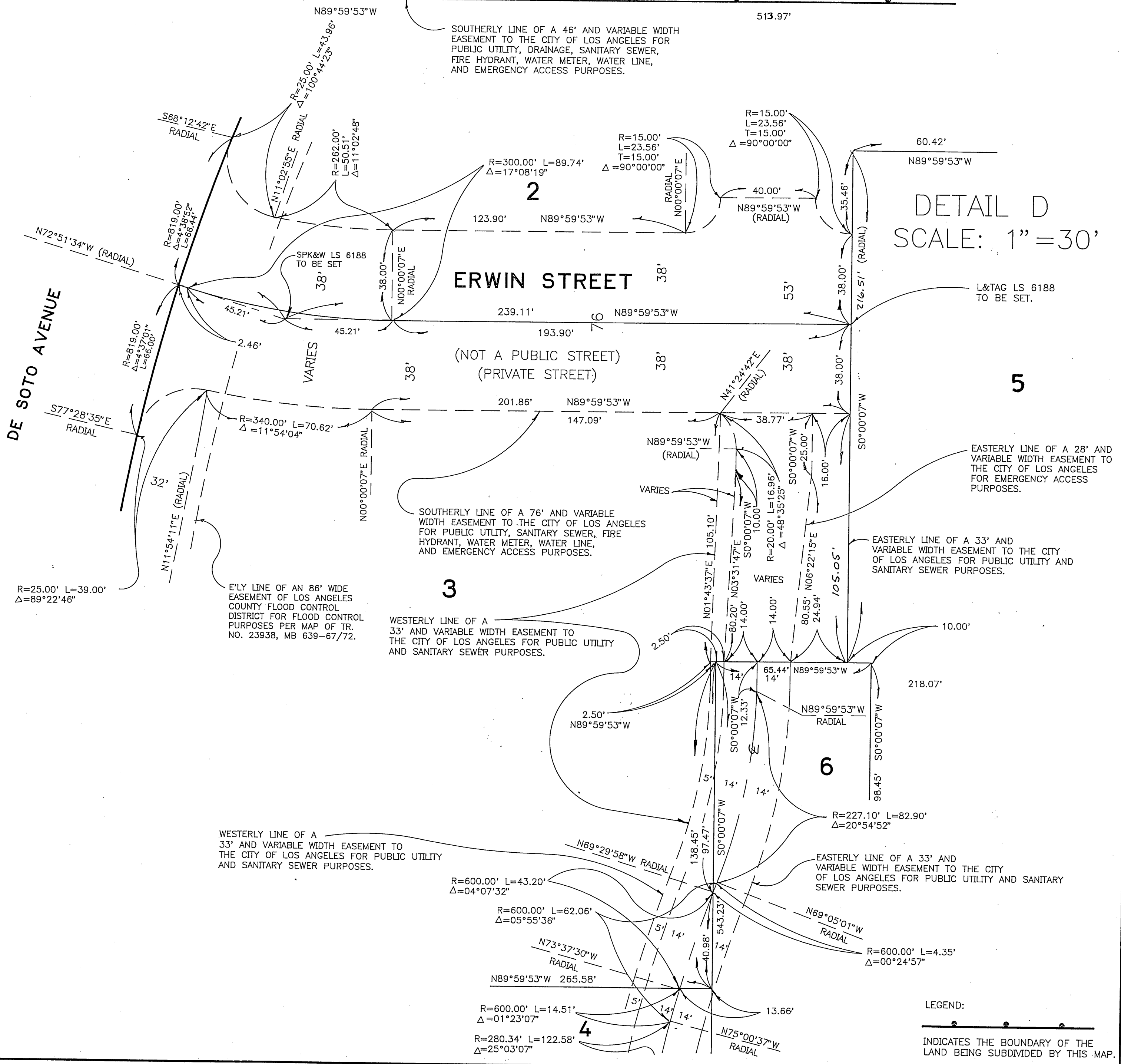
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA



DETAIL C
SCALE: 1"=30'



DETAIL D
SCALE: 1"=30'



LEGEND:
INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP.